

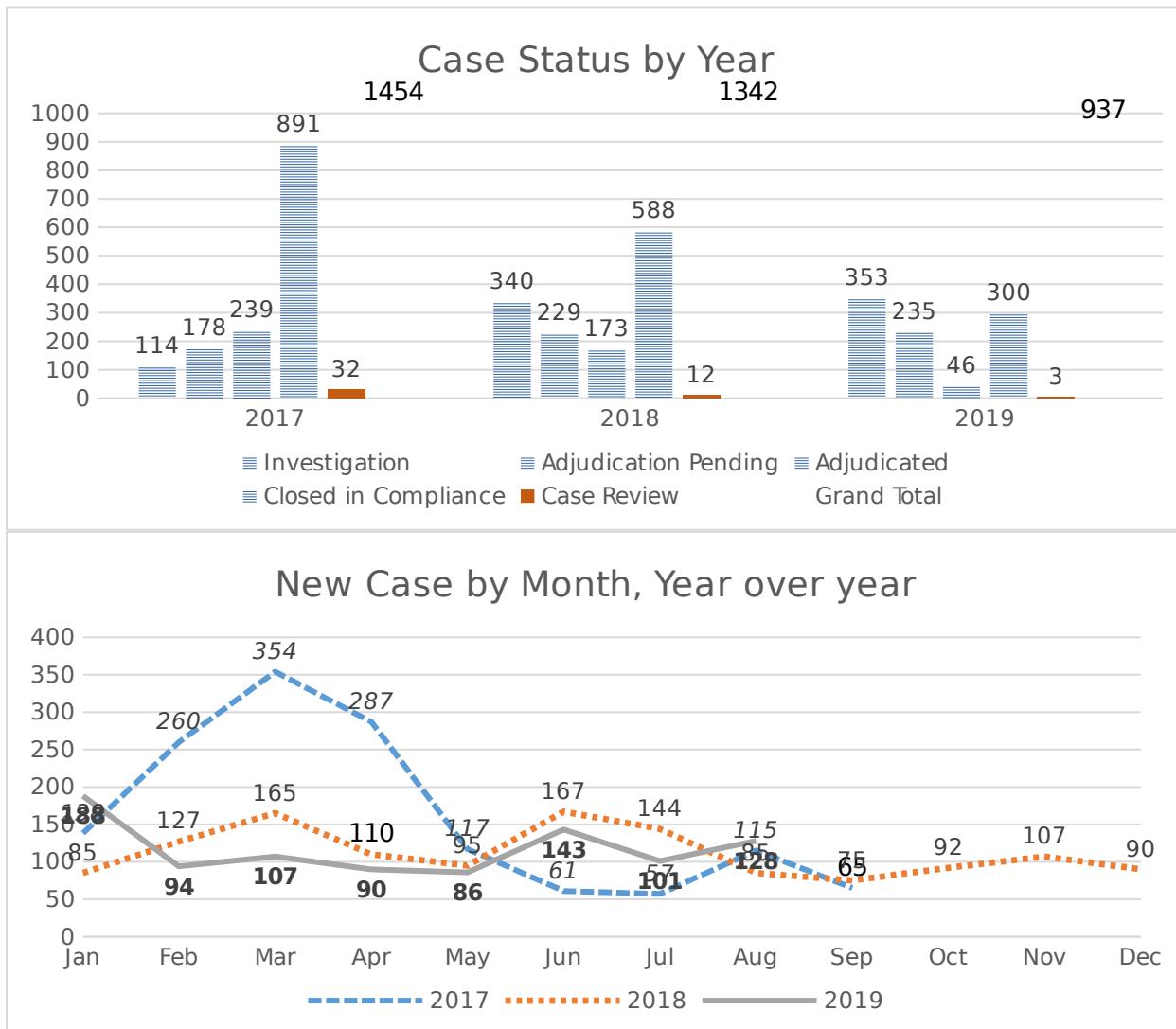
Notes on STR Enforcement Staffing for CAO Montaño

1. Safety and Permits current STR Staffing

Job Code	Job Title	Annual Rate	Total
C036 4	SHORT TERM RENTAL ADMINISTRATOR	\$57,909 .46	\$84,962.7 4
C017 7	INFORMATION TECH SPEC III	\$75,170 .11	\$107,546. 57
C036 1	MANAGEMENT DEV ANALYT I	\$41,925 .54	\$64,049.3 8
C036 1	MANAGEMENT DEV ANALYT I	\$40,896 .73	\$62,703.2 8
\$319,261			.97
Intake, Technology, and Administration			
C220 4	CODE ENF INSPECTOR I	\$34,368 .31	\$54,536.5 0
C220 3	CODE ENFORCEMENT INSPECTOR II	\$37,959 .32	\$59,234.9 7
C220 4	CODE ENF INSPECTOR I	\$34,368 .31	\$54,536.5 0
C220 4	CODE ENF INSPECTOR I	\$35,232 .89	\$55,667.7 1
C220 4	CODE ENF INSPECTOR I	\$35,232 .89	\$55,667.7 1
C220 3	CODE ENFORCEMENT INSPECTOR II	\$37,959 .32	\$59,234.9 7
C220 3	CODE ENFORCEMENT INSPECTOR II	\$37,959 .32	\$59,234.9 7
C220 3	CODE ENFORCEMENT INSPECTOR II	\$38,914 .23	\$60,484.3 8
\$458,597			.72
Inspections			
C036 1	MANAGEMENT DEV ANALYT I	\$40,896 .73	\$62,703.2 8
C036 2	MANAGEMENT DEV ANALYST II	\$47,471 .53	\$71,305.7 5
C036 4	MANAGEMENT DEV SPECIALIST II	\$60,859 .67	\$88,822.7 9
\$222,831			.82
Adjudications			
\$1,000,6 91.51			

With this level of staffing we have been able to accomplish the following adjudication rates. Given that the highest estimates of the number of STRs being advertised in New Orleans is only about 8,000, we handle enough cases to touch up to 20% of all listings. Since 2,300 listing are associated with legitimate licenses, that

percentage is more 25% when applied to only illegal listings.



2. In the March 2019 memo to City Council we requested the staffing levels in the chart below based on the following assumptions:
- Regular evening and weekend availability of Inspection and Enforcement personnel
 - Increased volume of STR violation cases to be supported through adjudication and Civil District Court appeals as more properties become prohibited.
 - Management and support of outside council related to platform litigation
 - High needs for dedicated webscraping staff to document listing violations

De pt	Job Code	Job Title	Annual Rate	Salary with Benefits
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LA W	C7027	ATTORNEY IV	\$97,575. 00	\$136,861.13
LA W	C7025	ATTORNEY II	\$70,643. 00	\$101,623.30
LA W	C7025	ATTORNEY II	\$70,643. 00	\$101,623.30
Subtotal LAW			\$340,107.73	
SP	C2204	CODE ENF INSPECTOR I	\$35,232. 89	\$55,667.71
SP	C2204	CODE ENF INSPECTOR I	\$35,232. 89	\$55,667.71
SP	C2203	CODE ENFORCEMENT INSPECTOR II	\$37,959. 32	\$59,234.97
SP	C2203	CODE ENFORCEMENT INSPECTOR II	\$37,959. 32	\$59,234.97
SP	C0165	INFORMATION TECHNOLOGY SPECIALIST I	\$39,893. 00	\$61,540.00
SP	C0165	INFORMATION TECHNOLOGY SPECIALIST I	\$39,893. 00	\$61,540.00
SP	C0177	INFORMATION TECH SPEC III	\$63,960. 00	\$92,879.26
Subtotal SP			\$445,764.64	
			\$528,991 .42	\$785,872.37

3. Since February, the assumptions have changed as the law has been drafted. The department now believes it could realistically support the legislation and provide firm enforcement based on the changes our assumptions show below.
- Regular Limited (focusing around major events) evening and weekend availability of Inspection and Enforcement personnel*
 - Increased volume of STR violation cases to be supported through adjudication and Civil District Court appeals as more properties become prohibited.
 - Management and support of outside council related to platform litigation We currently expect platforms to be cooperative with the “Safe Harbor” provisions of the law by delisting properties at the City’s request.
 - High needs Low to moderate needs for dedicated webscraping staff to document listing violations

Based on these assumptions, we believe we could initiate conducting meaningful enforcement with only the additional staff show below:

De pt	Job Code	Job Title	Annual Rate	Salary with Benefits
LA W	C7027	ATTORNEY IV	\$97,575. 00	\$136,861.13

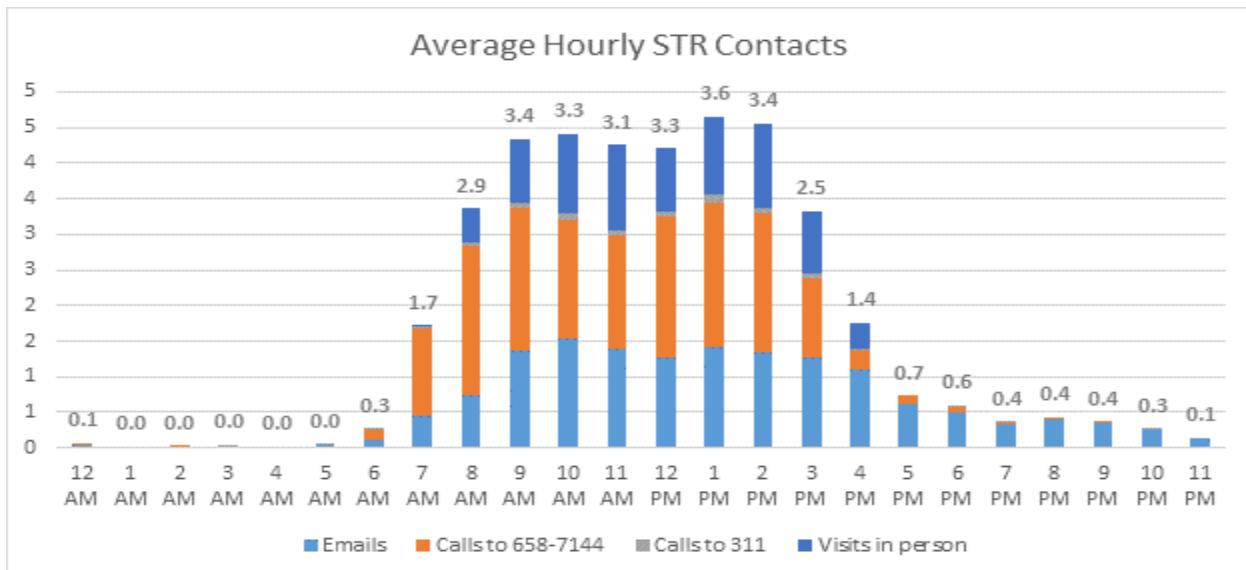
LA W	C7025	ATTORNEY II	\$70,643. 00	\$101,623.30
			Subtotal LAW	\$238,484.43
SP	C0177	INFORMATION TECH SPEC III	\$63,960. 00	\$92,879.26
			Subtotal SP	\$92,879.26
			\$232,178 .00	\$331,363.70

4. Given #3 above as a starting place, it still seems likely that we will need to remain open to a second phase of implementation if we run into delays around delisting, or if the rate of license denial appeals and adjudication appeals increases beyond what it is now. Based on the foregoing and the assumptions below, we think a future state of the office may additionally include the positions in this staffing chart.
- Limited (focusing around major events) evening and weekend availability of Inspection and Enforcement personnel
 - Increased volume of STR violation cases to be supported through adjudication and Civil District Court appeals as more properties become prohibited.
 - We currently expect platforms to be cooperative with the “Safe Harbor” provisions of the law by delisting properties at the City’s request.
 - Increased appeals of license denials and adjudications
 - Moderate to High needs for dedicated webscraping staff to document listing violations

De pt	Job Code	Job Title	Annual Rate	Salary with Benefits
				\$456,856.6 5
LA W	C702 7	ATTORNEY IV (inc. above in #3)	\$97,575. 00	\$136,861.13
LA W	C702 5	ATTORNEY II (inc. above in #3)	\$70,643. 00	\$101,623.30
LA W	C702 5	ATTORNEY II	\$70,643. 00	\$101,623.30
			Subtotal LAW	\$340,107.73
SP	C016 5	INFORMATION TECHNOLOGY SPECIALIST I	\$39,893. 00	\$61,540.00
SP	C017 7	INFORMATION TECH SPEC III (inc. above in #3)	\$63,960. 00	\$92,879.26
			Subtotal SP	\$154,419.2 7
			\$342,714 .00	\$494,527.0 0

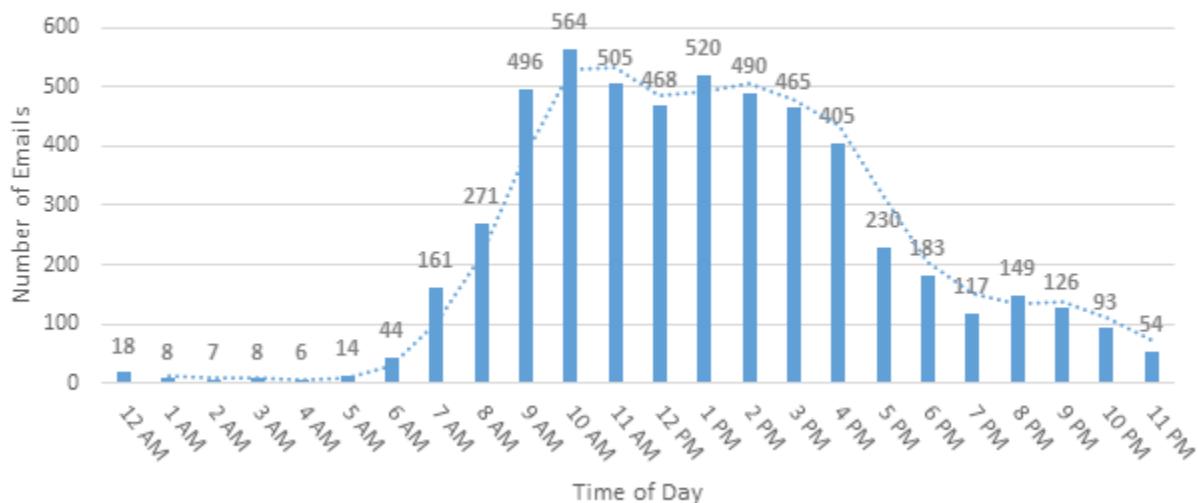
*While the resolutions passed by the Council in January of 2019 requested information on staffing up to 24/7, which would have required the ability to fully fund 76 shifts per week, the department now recommends a far lower level of staffing for the following reasons:

- All contacts with the department and 311 regarding disturbances drop off to a rate of less than 1 per hour between 5PM and 7AM. (charts are supplied below to back up this data.)
- Inspectors employed by the department are not a substitute for a police response.
 - Departmental inspectors may only document violations in order to bring a case before an administrative hearing officer.
 - Departmental inspectors are unarmed and not trained in tactics related to violent irrational or altered-state behavior.
 - Department inspectors are not authorized to perform arrests
- Therefore, 911 remains the appropriate vehicle for ceasing disruptive and dangerous activity. Any resulting report from the police can be used to bolster evidence in an administrative hearing against the property owner.



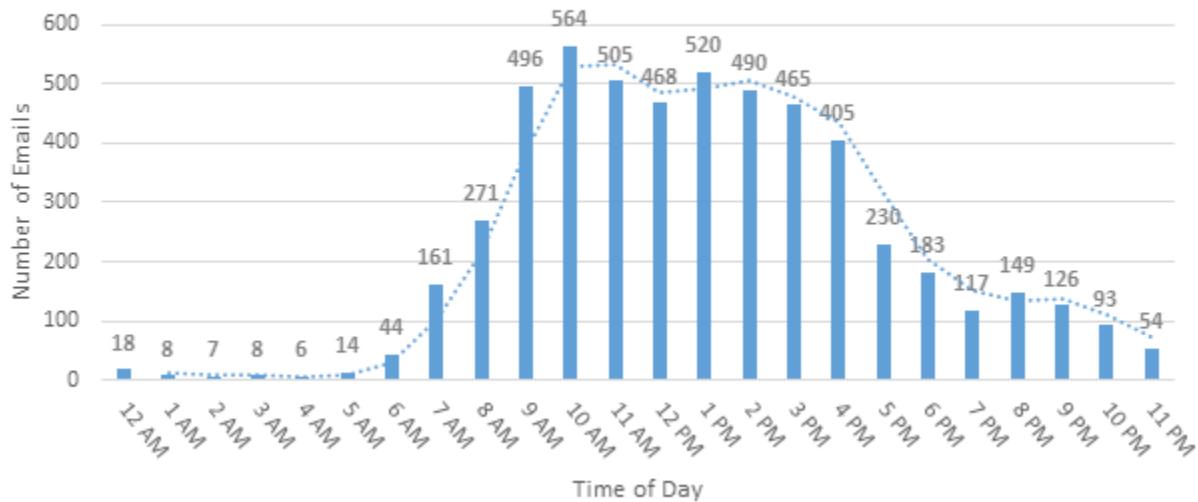
Distribution of Emails to str@nola.gov by hour

June 2018 - June 2019



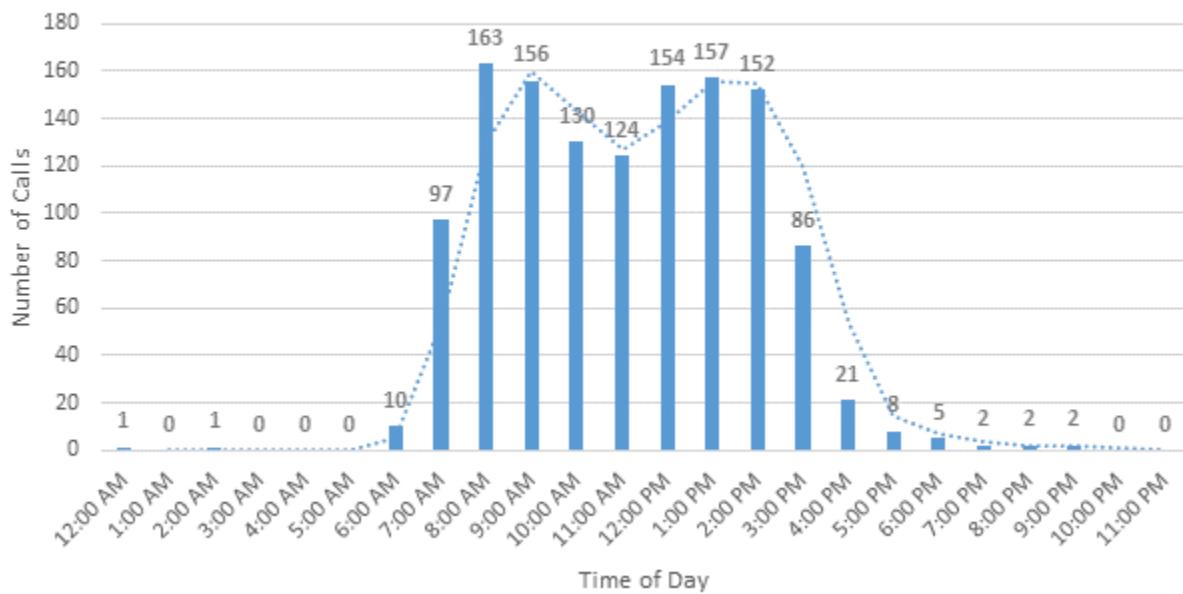
Distribution of Emails to str@nola.gov by hour

June 2018 - June 2019



Distribution of Calls to STR Line 658-7144

March 2019 - May 2019



Distribution of 311 STR Calls

January 2019 - May 2019

